

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

February 19, 2015



RP15-01: proposed Replat of Lot 2 in Block 4 of Castle Heights Addition

SIZE AND LOCATION: 0.642 acres of land extending southeast between Castle Avenue and High Street; north of Conner Street and south of Conroy Street in Bryan, Brazos County, Texas currently addressed as 4003 Castle Avenue

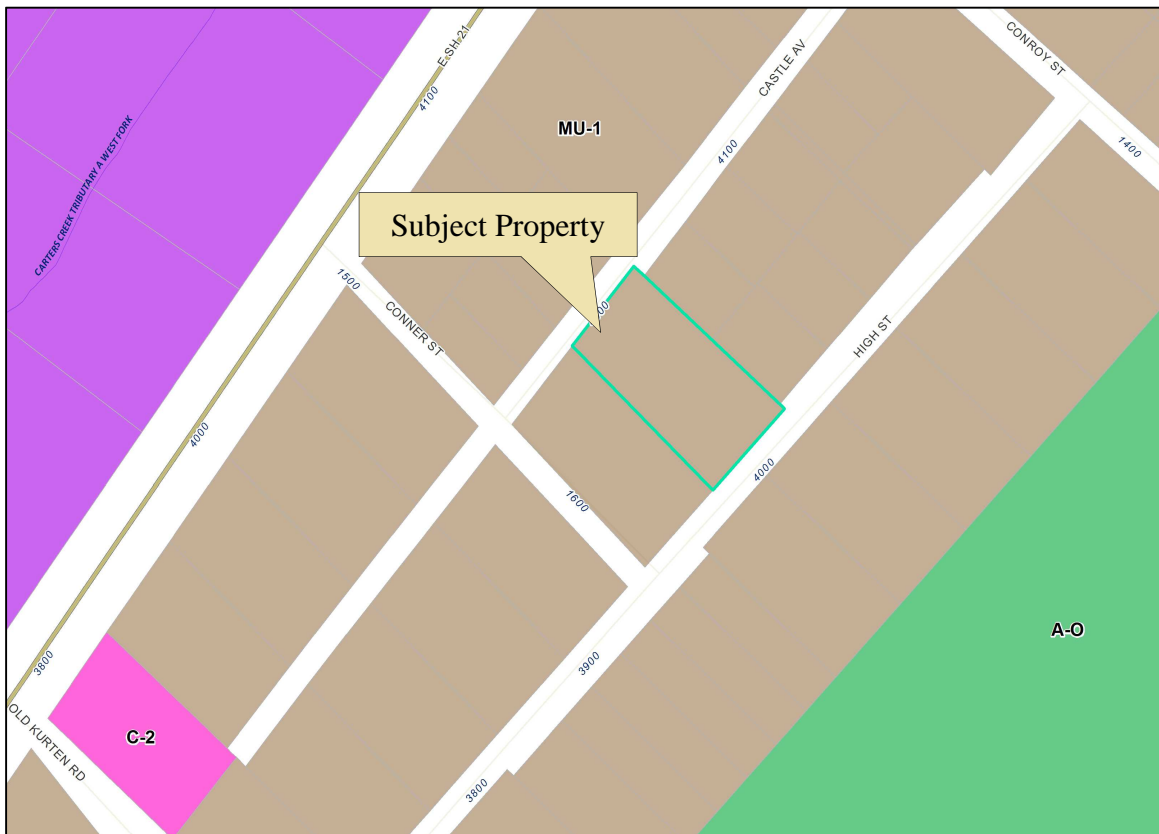
EXISTING LAND USE: vacant land

ZONING: Mixed Use – Residential (MU1)

APPLICANT(S): Alfredo and Rocio Sifuentes

AGENT: ATM Surveying, Adam Wallace

STAFF CONTACT: Matthew Hilgemeier, Staff Planner



BACKGROUND AND RECOMMENDATION:

With this replat, the owners/applicants Mr. and Mrs. Sifuentes, are proposing to replat Lot 2 in Block 4 of the Castle Heights Addition into 4 new lots. Each of the newly created lots will exceed the minimum 5,000 square foot lot size requirement which is required for properties zoned Mixed Use Residential District (MU-1). The proposed replat will allow the owners to develop the newly created lots for residential purposes. Parkland dedication and development fees are required for the new lots.

The proposed replat conforms to all applicable requirements of the City of Bryan Code of Ordinances. The Site Development Review Committee and staff recommend approving this proposed replat.